

# City of Alexandria Development Fact Sheet

## Seminary Hill

### Taco Bell 4213 Duke Street

DSUP2015-0021

#### PROJECT DESCRIPTION

An applicant proposes through a Development Special Use Permit (DSUP) and Special Use Permit (SUP) to:

- > Construct a new Taco Bell restaurant with:
  - 2,200 square-foot, one-story building
  - Drive-through window
  - 16 off-street parking spaces

The project site, on which an Enterprise Rent-a-Car facility is currently located, is located immediately next-door to a dialysis center (formerly Fuddrucker's restaurant.) It is bounded by commercial uses to the east and west, a Verizon phone facility and two-family residences to the south, and single-family residences to the north.

#### KEY ISSUES

Key issues under consideration by City staff and the applicant related to the Taco Bell project include:

- > Site design
  - Drive-through window and drive aisle location
  - Orientation of the building toward Duke and North Gordon Streets
  - Pedestrian connections
- > Building design, including construction materials
- > Loading/unloading of supplies and refuse



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|   |   |   |  |
|---|---|---|--|
| <b>Site Address:</b> 4213 Duke Street   |   | <b>Site Area:</b> 15,241 SF lot + 2,997 SF add'l leased area = 18,238 square feet (0.42 acres)                |  |
| <b>Current Zone:</b> CG / Commercial General<br><b>Proposed Zone:</b> CG / Commercial General               |   | <b>Current Use:</b> Automobile rental facility<br><b>Proposed Use:</b> Restaurant with drive-through facility |  |
|   | <b>Existing</b>   | <b>Permitted/Required</b>   | <b>Proposed</b>  |
| <b>FAR</b>  | 0.11 (based on 15,421 SF lot)   | 0.5 max   | <b>0.16</b> (based on 15,421 SF lot)   |
| <b>Parking</b>  | 20 spaces   | One space for every four restaurant seats = 10 off-street spaces  | <b>16 off-street spaces</b>  |
| <b>Yards / Setbacks</b>   | <b>Duke Front:</b> 20 feet<br><b>Gordon Front:</b> 12 feet<br><b>North Side:</b> 43 feet<br><b>East Side:</b> 83 feet | <b>Duke Front:</b> 25 feet (zone transition); 75 feet from Duke Street centerline<br><b>All others:</b> None  | <b>Duke Front:</b> <u>6 feet (zone transition); 63 feet from Duke Street centerline</u><br><b>Gordon Front:</b> 16 feet<br><b>North Side:</b> 79 feet<br><b>East Side:</b> 62 feet |
| <b>Open Space</b>   | 4,200 SF (27% of site)  | None required   | <b>4,410 SF (24% of expanded site)</b>   |
| <b>Height</b>   | 13 feet   | 50 feet   | <b>22 feet</b>   |
| <b>Requested Zoning Modifications and Special Use Permits (SUPs):</b>                                       |   |   |  |
| 1. Development Special Use Permit (DSUP) to construct new restaurant building with a drive-through facility |   |   |  |
| 2. Special Use Permit to operate a restaurant   |   |   |  |
| 3. Modifications for special Duke Street setback and zone transition setback                                |   |   |  |

## PROJECT TIMELINE

- > **Late July 2016.** Concept #2 submission comments sent to applicant.
- > **Fall 2016.** Applicant submits completeness (preliminary) DSUP request (tentative).
- > **Late Winter / Early Spring 2017.** Project is presented to Planning Commission and City Council (tentative).

## CONTACT INFORMATION

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### Email

City of Alexandria

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